

Mayor Charles "Skip" Lee, Aldermen Cox, Elston, Schuchard, Sotelo, and Stauter attended a study session in the North Conference Room at 6:00 pm. Also in attendance were City Manager Scott Shumard, City Management Intern Kevin Smith, and City Clerk Marie Rombouts. The session was a webinar with BoardDocs to preview their program for paperless agendas. Members moved into the Council Chambers.

Mayor Charles "Skip" Lee called a meeting of the Sterling City Council to order at 6:30 pm on Monday, August 4, 2014. Roll call. Present: Aldermen Barry Cox, Retha Elston, Joe Martin, Chris Schuchard, Lou Sotelo, and John Stauter. Absent: None.

Also present were City Attorney Ron Coplan, City Planner Dustin Wolff, City Manager Scott Shumard, City Management Intern Kevin Smith, Code Enforcement Officer Amanda Schmidt, Deputy Fire Chief Mike Dettman, Police Lieutenant Tim Morgan, and City Clerk Marie Rombouts.

The Pledge of Allegiance was recited.

There was no communication from Visitors.

Alderman Cox made a motion to approve the Consent Agenda as follows:

- A) City Council Minutes of August 4, 2014
- B) Bills and Payroll totaling \$527,812.91
- C) Partial Pay Request #2 for the Fifth Avenue Reconstruction Project to Twin City Construction in the amount of \$356,895.68
- D) Partial Pay Request #1 for the 2014 Streets Project Contract #1 for Civil Constructors Inc. in the amount of \$68,913.85

The motion was seconded by Alderman Elston. Voting: Ayes – Aldermen Cox, Elston, Martin, Sotelo, and Stauter. Nays – None. Motion carried.

Alderman Elston made a motion to authorize the Mayor to enter into the Donation Agreement for property at 509 Fifth Avenue; seconded by Alderman Stauter. Superintendent Schmidt explained the house is decent and the bank does not want so many foreclosed properties. Banks try to give surplus foreclosures to municipalities or non-profits. Alderman Cox asked why the roof was tarped and there are so many tarps being used. Superintendent Schmidt stated that the tarp is preventative. Several tarps throughout the community are placed by roofing contractors until they can get to the house. Voting: Ayes – Aldermen Cox, Elston, Martin, Schuchard, Sotelo, and Stauter. Nays – None. Motion carried.

Mayor Lee thanked Planner Wolff for his participation in the afternoon meeting with business owners in the community along with the Chamber, Greater Sterling Development Corporation (GSDC), and Sterling Main Street.

Planner Wolff acknowledged the appreciation and was delighted to work with everyone because he wants community input. The Plan Commission has been meeting at 6:00 for community input and then begins their meeting at 7:00 to continue their review. Wolff outlined the proposed schedule of the zoning code review.

Planner Wolff began the review of Article 3 of the Zoning Code. Wolff noted the new names of zoning districts. Residential will be classified as single-family, two-family, or multiple-family and the numbers SR-4, SR-6, or SR-8 will define how many residential units per acre. Business Districts will be classified by intensity, such as Neighborhood, Community, Regional, Downtown, or Business Park. These types of classifications are new to the City but not in the realm of zoning. Neighborhood Business Districts are in residential areas, such as a neighborhood grocery store. Some service and retail is acceptable, if compatible with the Comprehensive Plan.

Mayor Lee asked why there is not a buffer between the City and the hog farming on the east end of town. Planner Wolff stated the farm is outside City limits and we cannot dictate zoning outside the City limits.

Mayor Lee asked about antennae because they are now smaller in size. Wolff explained they cannot be located in front yard setbacks. Wolff continued explaining that front yard setbacks can be set aside if neighbors extend into required setbacks. A setback can be determined by averaging the neighbors' extensions into the required setbacks.

Planner Wolff pointed out the tables outlining specific uses and where they can be located. The table gives an answer at a glance whether a use is permitted, not permitted or permitted with a Special Use Permit.

Mayor Lee asked about non-conforming structures that cannot be maintained. He asked how we can enforce this. Planner Wolff stated the code gives property owners a remedy to seek relief.

Mayor Lee asked why garage sales were addressed in the code. Code Enforcement personnel have more important things to worry about than the number of garage sales a household has. Superintendent Schmidt stated they can track the number of sales if notated in the system. Planner Wolff stated it may not be a big deal to one person but the effects of the sale can be a big deal to a neighbor that cannot enjoy their own yard because of neighbors' continual garage sales.

Planner Wolff explained the Historic Preservation Overlay District. The code provides a framework for a Commission to create and implement regulations for construction, alteration, or demolition of structures. Mayor Lee expressed concern after Morrison's attempts to establish a Historic Preservation District. Planner Wolff stated historic may be locally significant versus national registry significant. Mayor Lee believes it can leave a chilling effect on selling a building. Planner Wolff indicated that state and federal grants are available if it is located in an historic district. In the historic preservation districts, the code is trying to keep the character of the buildings alive. Wolff noted that visitors come to historic areas to see the architecture. Mayor Lee would like to hear from the business community on this matter.

Mayor Lee thanked Janna Groharing for working with the Plan Commission and downtown businesses on the zoning code. Mayor Lee encouraged Council members to review these code sections and provide input.

Alderman Stauter stated that Plan Commission meetings are worth the time because of the discussions that are held with the Commissioners.

Clerk Rombouts reminded everyone that on Tuesday, August 26, individuals could pick up papers to circulate for the positions of Mayor and Aldermen for four Wards in the Consolidated 2015 Election.

Manager Shumard announced the sewer on Freeport Road would begin September 2. A pre-construction conference will be held on Thursday for the Avenue G project. Shumard reminded everyone about the City picnic on Saturday, August 23.

Alderman Cox was not happy with the Illinois American Water Company fence along Second Street. He feels the fence is too high. Manager Shumard stated that he is looking into the fence but believes a public utility can install a fence up to 8' high.

Alderman Elston expressed disappointment that the summer concerts and movies are done for another year.

Alderman Schuchard was happy to see the bike path asphalted east of the Dillon Home.

Mayor Lee also expressed disappointment that the summer concerts and movies are complete for another year.

With no further business to discuss, the meeting adjourned at 7:47 pm.

Marie Rombouts, City Clerk